



*Bernard C. "Jack" Young  
Mayor*

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Chris Ryer  
Director*

**May 14, 2019**

**REQUEST:** Construct Two-Story Rear Addition

**ADDRESS:** 8 West Hamilton Street

**PETITIONER(S):** Jerryn J. McCray, Architect

**STAFF:** Caitlin Audette

**RECOMMENDATION:** Approval

**SITE/HISTORIC DISTRICT:**

General Area: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the historic district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions: The building at 8 W. Hamilton St. is a two-bay, two and a half story painted brick rowhouse. The property is largely unchanged since its construction in the mid-1850s. The property features a pedimented entrance on the gable end elevation. The rear of the property includes a rear door and historic multi-light windows.

**BACKGROUND**

- The buildings remains largely intact. In 1982 CHAP approved the demolition of a non-original single car garage.

**PROPOSAL**

The applicant proposes the construction of a new two-story addition that would have a minimal impact at limited area around the rear door. The addition will include a garage at the ground floor and office on the second floor.

## **APPLICATION OF GUIDELINES**

CHAP staff applied *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*. These were used rather than the Mount Vernon Design Guidelines for New Construction, as the Mount Vernon Guidelines specifically state the following, “These guidelines are not to be used for additions to contributing and non-contributing buildings and structures.”

- Guidelines 2.1 Guiding Principles for New Design:
  - The proposed addition will not require any demolition and will have a minimal impact to the historic building.
  - The guidelines state, “Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area.” The proposed addition will be contemporary in style, but is deferential to the historic architecture. The addition will only be visible from Morton Street, which is an alley street at this location, and which has minimal visibility within the historic district.
- Guideline 2.2 Site Design:
  - The proposed new construction is located on the existing rear parking lot, where a garage formerly stood.
- Guideline 2.3 Scale and Form:
  - This guideline states, “The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominate pattern.” The proposed two-story addition relates to the small scale of Hamilton Street. Notably, this block is surrounded by large buildings that front on Cathedral, Centre, and Charles Streets.
  - The floor-to-floor heights of the proposed addition generally relate to the floor-to-floor height of the existing historic building.
  - The proposed flat roof is compatible with the pattern of the area, though the existing building has a gable roof.

## **NEIGHBORHOOD COMMENTS**

The Mount Vernon ARC was informed of the proposal. No response has been provided to CHAP staff at this time.

## **ANALYSIS**

CHAP staff finds the proposed height, scale, and massing of the new construction generally meets the design guidelines. As the architect continues to develop the proposal, CHAP staff recommends that the number of exterior materials be reduced so as to not overwhelm this

small-scale project. Staff advises the replacement of the weathered steel components with one of the other materials in the exterior palette.

**RECOMMENDATION**

**Staff recommends concept approval of the height, scale and massing with final details to be reviewed by CHAP staff.**

A handwritten signature in black ink, appearing to read "E. S. MLG".

**Eric Holcomb**  
**Director**

## MAPS & IMAGES

